

P.U.D. REQUIREMENTS CHECKLIST

Please indicate below which of the items will result from the creation of the proposed P.U.D. if approved.

No change, alteration, modification or waiver of zoning regulations shall be approved unless the Planning Commission shall find that the proposed planned development shall achieve at least one or more of the following purposes.

- _____ 1. Creation of a more desirable environment than would be possible through strict application of other City land use regulations;
- _____ 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;
- _____ 3. Combination and coordination of architectural styles, building forms and building relationships;
- _____ 4. The creation, landscaping and preservation of open space and recreational facilities;
- _____ 5. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- _____ 6. Use of design, landscape or architectural features to create a pleasing environment;
- _____ 7. Preservation of buildings which are architecturally or historically significant contributing to the character of the City;
- _____ 8. Establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations and interface with automobile traffic at few and specific points;
- _____ 9. Provision of a variety of housing, in accordance with the City's general plans;
- _____ 10. Promote infill development into the core of the City;
- _____ 11. Inclusion of special development features; and
- _____ 12. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

On a separate sheet provide a written statement addressing each of the standards set forth in Section 7.8 of Land Use Management Code (required):

- _____ 1. The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;
- _____ 2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;
- _____ 3. That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;

- _____ 4. Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;
- _____ 5. That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;
- _____ 6. That protection of property values, the environment, and the tax base for Grantsville City will be assured;
- _____ 7. That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;
- _____ 8. That some form of a guarantee is made assuring compliance to all conditions that are imposed;
- _____ 9. That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;
- _____ 10. The internal circulation system of the proposed development is properly designed;
- _____ 11. Existing and proposed utility services are adequate for the proposed development;
- _____ 12. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;
- _____ 13. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.
- _____ 14. Landscaping is appropriate for the scale of the development;
- _____ 15. The proposed use preserves historical, architectural and environmental features of the _____ property; and
- _____ 16. Operating and delivery hours are compatible with adjacent land uses.

The following must also be submitted with application:

_____ A written statement indicating specifically what change, alteration, modification or waiver of any zoning or development regulation is being requested (any approval will be based on the waivers indicated.)

_____ A list of names and addresses for all property owners within three hundred (300) feet of the boundary of the subject property.

NOTE:

No change requested for any P.U.D. shall violate the general purposes, goals and objectives of the Zoning Code or of any plans adopted by the Planning Commission or the City Council.

